



Trade City Maidenhead

Clivemont Road, Maidenhead, SL6 7DE

**Fantastic newly built trade /
small unit scheme in
Maidenhead - first of its kind
in at least 20 years.?**

2,266 to 21,428 sq ft
(210.52 to 1,990.73 sq m)

- New build
- Grade A specification
- Highly sustainable
- Small units
- Great trade location

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Summary

Available Size	2,266 to 21,428 sq ft
Rent	£15 per sq ft
Business Rates	Upon Enquiry
Service Charge	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The site is located on Clivemont Road, which can be accessed directly from either Cookham Road or Cordwallis Road.

6 industrial units across two terraces, together with 44 car parking spaces are currently under construction, with a total area of 21,428 sq ft (1,991 sq m) GEA.

Location

Maidenhead is a prosperous commercial centre in the heart of the Thames Valley, located approximately 30 miles west of London and 16 miles to the west of Heathrow Airport.

Maidenhead Railway station provides services to London Paddington, with a fastest journey time of 23 minutes. Its connections to Central and East London will be substantially enhanced, with the delivery of Crossrail at Maidenhead Station in first half of 2022, with significant reductions in journey times. Also, the proposed Western Rail Approach to Heathrow is planned to follow shortly thereafter.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 1	5,434	504.84	Available
Unit - 2	2,607	242.20	Available
Unit - 3	2,517	233.84	Available
Unit - 4	4,666	433.49	Available
Unit - 5	2,266	210.52	Available
Unit - 6	3,938	365.85	Available
Total	21,428	1,990.73	

Specification

- 6m minimum eaves
- Highly insulated
- Solar PV's
- Large yard areas
- BREEAM Very Good (target)
- Electric vehicle charging



Viewing & Further Information



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